

Listed building Application
Heritage Statement

Reference: PP-13868171

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PROPOSAL:

This application is for the installation of **3 tie rods and steel circular plates** to the external front and back elevations in addition to the two existing ones, situated at the junction of the historic extension to the East of the building.

The original threaded steel rods were installed in the past to create ties which are preventing outwards movement of the walls and were proven successful as that part of the building does not show any further movement.

However, it appears that the building is subject to outwards movement of the main flank walls North and South external walls to the Western end of the building therefore 2 tie rods have been installed in the centre and west part of the building, while the third steel rod is suggested to be on the most western side of the cottage to connect and strengthen the stone built staircase too – which is hollow.

The Scheme also proposes the **removal of hanging cables and plastic lights** installed at an unknown time by previous owners and probably over 20-30 years old, and the **installation of external lantern type wall lights**, in keeping with the period of the building, which dates back to 1799.

The dwelling is a Grade II Listed Building and is situated within a Conservation Area.

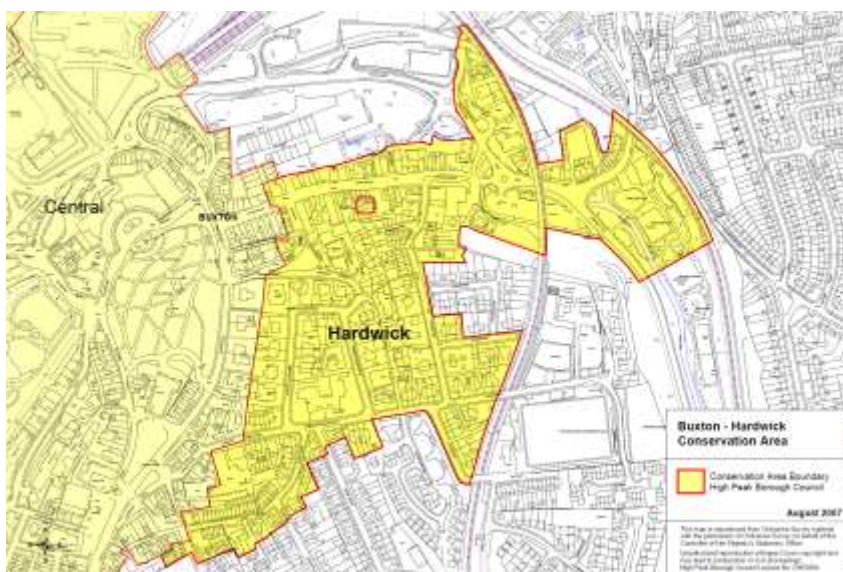
LISTING DESCRIPTION:

Buxton is located in the north-west of Derbyshire, 3 miles from the County boundary with Cheshire and only 2 miles from the boundary with Staffordshire. It lies within the administrative area of High Peak Borough Council.

Buxton is almost entirely surrounded by the Peak District National Park, which is within 3 kilometres in most directions.

The town underwent a dramatic growth during the second half of the 19th century, which can be seen at a glance by comparing population figures. In 1801 there were 760 people living in Buxton. By 1851 there were 1235 and by 1901 this had shot up to 6480. The most recent census figures (2021) give a figure of 20,048 for the resident population within the whole of Buxton, including all outlying areas outside the four conservation areas.

Spring Gardens area was designated a conservation area on 11 September 1989 (Buxton Hardwick).



The three storey detached Listed building located in Buxton town centre, sets back behind Spring Gardens' shopping area.

Predominant materials are coursed gritstone walling to front elevation, random gritstone walling to sides and rear. The roof is natural blue slates. Timber framed windows - vertically sliding sash type to front elevation painted white, side hung casements to rear with light blue paint finish.

The building is thought to have been originally built as factory or workshops (which external stone stairways are probably evidence that they were built to allow easy access to the upper floor when carts were being loaded or unloaded of goods), then converted into cottages by the late nineteenth century (from "Buxton in 50 Buildings" by David Morten).

Other suggestion (from britishlistedbuildings.co.uk) implies that Longden Court was built probably as a lodging block to cater for the growing number of visitors to Buxton in 1800. It is first mentioned in the Tithe Award of 1848, at which time it contained chambers for six occupants (rather than being listed as one or two houses).

The building appears to have originally been constructed with a symmetrical principal (north) elevation, with flights of steps providing separate access to the first-floor lodgings. By 1879, a three-storey extension had been added to the east, matching the primary phase in design and materiality. By this time, an extension had also been added to the rear (south). This rear extension survived as late as the 1960s but was subsequently demolished. The 1967 OS map shows a linking passage between the western part of Longden Court and the rear of 54 Spring Gardens, but this link no longer exists.

Listing date: 31 Jan 1997

English Heritage Legacy ID:463272

Listing NGR: SK0608473566

Source: <http://www.britishlistedbuildings.co.uk/>

Longden Court, to rear of No.54 Spring Gardens (No.54 not included)

Grade II Listed Building

EXTERIOR: Longden Court is rectangular on plan with its longer, principal elevation facing north. It is of a uniform height of three storeys under a pitched roof punctuated by three, stone chimney stacks. The front (north) and rear (south) elevations are ten irregular bays wide, with the eight westernmost bays of the front elevation forming a symmetrical arrangement. On each half of this arrangement, there is a doorway in the innermost bay with a window immediately adjacent. A flight of stone steps leads to a doorway in the outermost bay of the first floor. There are two windows on the first floor, one adjacent to the door and the other directly over the ground floor doorway. There are two windows on the second floor, one set in line with the ground-floor doorway and the other set slightly staggered above the first-floor doorway. All doorways and windows are formed of unembellished ashlar with flat lintels. The windows across the primary, north elevation contain modern, timber, two-over-two sashes. The ground and first-floor doors are modern. The western flank wall has a single window on the ground floor while the eastern flank wall is blank. The rear, southern elevation has scattered fenestration, with a single ground-floor window in the westernmost bay, six windows to the first floor and three windows to the second floor. The easternmost bay contains a stone mullion window on each floor, with the ground-floor window being blocked up. Most contain timber, multi-pane casement windows.

INTERIOR: altered and sub-divided late C20, stairs moved from original position.

This building was built as workshops or an early factory, converted to cottages in the late C19, and to offices late C20.

HERITAGE STATEMENT:

Longden Court is one of the named oldest buildings in Buxton, hidden behind Spring Gardens and access via 2 charming cobbles passageways – one pedestrian and one by cars.

Schemes such as HSHAZ by Historic England, have put more focus on the town as the revaluation and improvement of historic buildings has become one of the Council's key targets and heritage is at the heart of Buxton regeneration.

Longden Court cottage is a charming stone built from the end of the 18th century. Typical of that period, the building carries some significance in respect of the stone work and architectural style.

The aim of the Scheme is to protect the dwelling that had been vacant for several years prior 2024 purchase by the Applicant, in keeping with the Council's key targets. The scheme contributes to the regeneration of this area both by respecting heritage and future proofing the site by way of renovation into a sustainable use. This serves as a positive impact to both Buxton's tourist market and the local community, by improving the presentation, cleanliness and functionality of what had become a neglected corner in the heart of Buxton.

Conclusion:

The Applicant wishes to make minor alteration to the building to improve its structural condition and general maintenance of the property to improve and ensure its longevity.